BOX 10-B

Karen Johnson Davidson County
Batch# 201429 **DEEDWARR**
03/04/2019 11:22:13 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190304-0019462

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK N. STABILE, II	**MOVEMENT MORTGAGE, LLC**	**083-05-0-243.00**
(NAME) **809 SHELBY AVE.**	(NAME) **8024 CALVIN HALL ROAD**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **INDIAN LAND, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ANNE SINCLAIR AND SPOUSE, MOLLY MOORE SINCLAIR, A/K/A MOLLY B. SINCLAIR, F/K/A MOLLY MOORE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK N. STABILE, II, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lots 10 and 11 on the Map of the Subdivision of the lands of Mrs. W.F. Todd, as of record in Book 161, page 100, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of North 12th Street, formerly Fountain Avenue, said point being 48 feet southerly from the northwest corner of said Lot 10; thence with margin of said Street, southerly 48 feet to a point; thence easterly 210 feet to a point in the westerly margin of an alley; thence with the margin of same, northerly 47 feet to a point which is 47 feet southerly from the northeast corner of Lot 10; thence westerly 210 feet to the point of beginning.

Being the same property conveyed to ANNE SINCLAIR AND MOLLY MOORE, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP, by deed from BANCORPSOUTH BANK, A MISSISSIPPI CORPORATION, of record in Instrument No. 20111207-0095354, dated December 2, 2011, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 161, Page 100; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **909 N. 12TH STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of March, 2019.

ANNE SINCLAIR

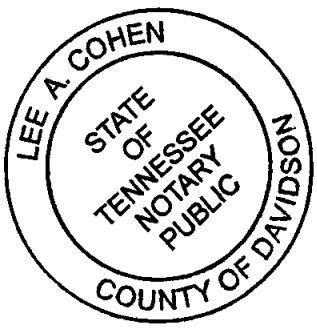
MOLLY MOORE SINCLAIR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne Sinclair and Molly Moore Sinclair,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of March, 2019.

My commission expires: **May 2, 2022**



Notary Public